CANADA MORTGAGE AND HOUSING CORPORATION

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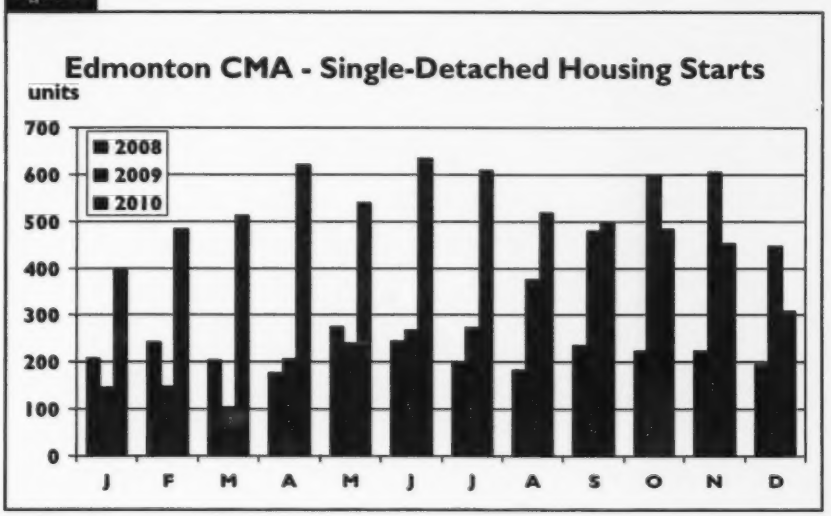
New Home Market

Edmonton's Housing Starts Continue to Moderate in December

For the third month in succession, total housing starts decreased on a year-over-year basis across Greater Edmonton in December. Housing starts in the Edmonton Census Metropolitan Area (CMA) totalled 558 units in December, down from 812 units in the last month of 2009. Despite the recent reduction, annual starts were considerably higher than 2009. To the end of December, total housing starts reached 9,959 units, up from 6,317 units reported in all of 2009.

There were 309 single-detached units started in December, down 31 per

Figure 1



Source: CMHC

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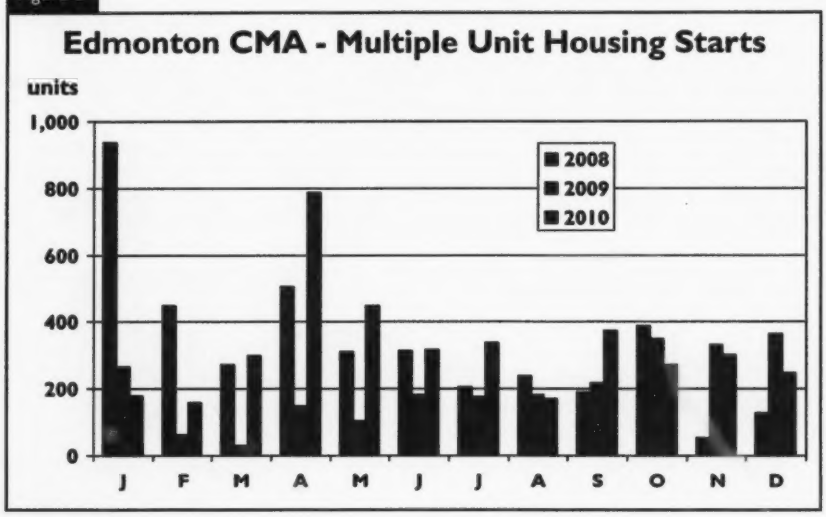
Figure 2



Source: CMHC

cent from the same month of the previous year and representing the slowest month since July 2009. This brought the fourth quarter tally to 1,246 units, for a decrease of 24.5 per cent compared with the final three months of 2009. Despite the recent slowdown, single-detached home builders broke ground for 6,062 units in 2010, up over 55 per cent from the 3,897 units started across Metro in January through December of 2009.

Single-detached completions reached 585 units in December, more than double the same month in 2009. Completions totalled 5,433 units in 2010, representing a 75 per cent increase over the 3,104 new singles completed in 2009. Absorptions in December amounted to 572 units, up 74 per cent from a year prior but 13 units below the completion level. As such, there was a modest month-over-month increase in the unabsorbed inventory. The 530 completed and unoccupied single-detached units across the region (including show homes) were one-third higher than the inventory on hand at the end of 2009. Month-end inventories averaged 438 units in 2010 compared with 670 units per month on average in 2009.

Single-detached units absorbed in December for a median price of $445,900, represented an increase of 9.2 per cent from a year prior. The median absorbed price for the 5,091 units absorbed in 2010 was $429,900, compared with the $460,000 median value for the 3,632 new singles absorbed in 2009.

Multiple unit starts, which consist of semi-detached, row, and apartments units, amounted to 249 units in December, down 32 per cent from 364 units in December 2009. Despite a strong year-over-year improvement in row unit activity, total production was pulled down by fewer semi-detached and apartment unit starts. During the last three months of 2010, multiple dwelling starts decreased by 21 per cent to 822 units compared with 1,046 units started in the last three months of 2009. Despite this slowdown, multiple starts for the year increased by 61 per cent to 3,897 units, up from 2,420 units tallied to the end of December 2009. New apartment activity experienced the largest gains, with starts in 2010 more than double the volumes recorded throughout the previous year.

Multiple unit completions totalled 574 units in December, up 13 per cent from the last month of 2009. For all of 2010, however, multiple unit completions at 4,010 units were well below the 6,125 multiple dwellings completed in the year prior. Multiple unit absorptions in December came to 476 units, representing an 11 per cent gain over the 428 units drawn off the market in December 2009. With completions exceeding absorptions in December, the inventory increased on a month-over-month basis from November. Nonetheless, the 919 completed and unoccupied units on hand at year end were down by 18 per cent from the inventory tallied at the end of 2009. Multi-unit inventories averaged 957 units per month in 2010 compared with an average of 922 per month in all of 2009.

Resale Market

Activity Slower in 4th Quarter

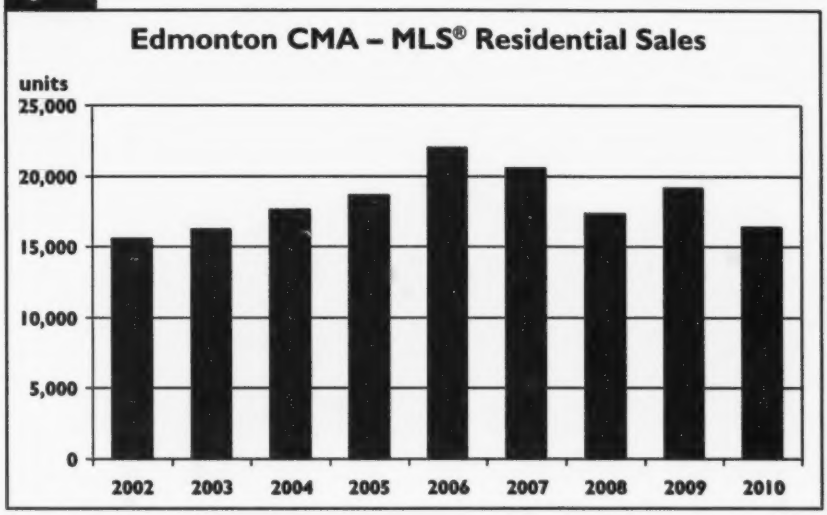
On the heels of a 30 per cent year-over-year reduction in residential MLS® sales during the third quarter, activity decreased by 14 per cent during the final three months of 2010 compared to the same period in 2009. For the year, total sales in 2010 reported by the Realtors® Association of Edmonton (RAE) amounted to 16,403 units, for a 14 per cent decline from the previous year.

The number of new MLS® listings across the Edmonton region increased by 2.4 per cent year-over-year in the fourth quarter to 5,292 units. The weaker sales combined with the increased supply have resulted in

continued buyers' market conditions. The sales-to-active listings ratio stood at just under 14 per cent in December, similar to the levels reported three months prior and well below the 23 per cent reported in December 2009. With less than one in five active listings selling in a given month across the region, vendors have faced extended listing periods. The average listing period in December was 66 days, up 24.5 per cent from the end of 2009. Active listings at the end of December 2010 were 42 per cent above the levels reported at the end of the previous year.

With market conditions continuing to favour buyers, prices have softened. Following a modest 1.1 per cent year-over-year increase in the third quarter, average MLS® residential prices decreased in the fourth quarter by 0.9 per cent from the same time in 2009 to $316,010. Despite the price softening in the fourth quarter, average prices for the year ended above the levels reported in all of 2009. The average resale price for 2010 rose by 2.6 per cent from 2009 to $328,803. This followed two consecutive decreases in annual average prices in 2008 and 2009.

Figure 3



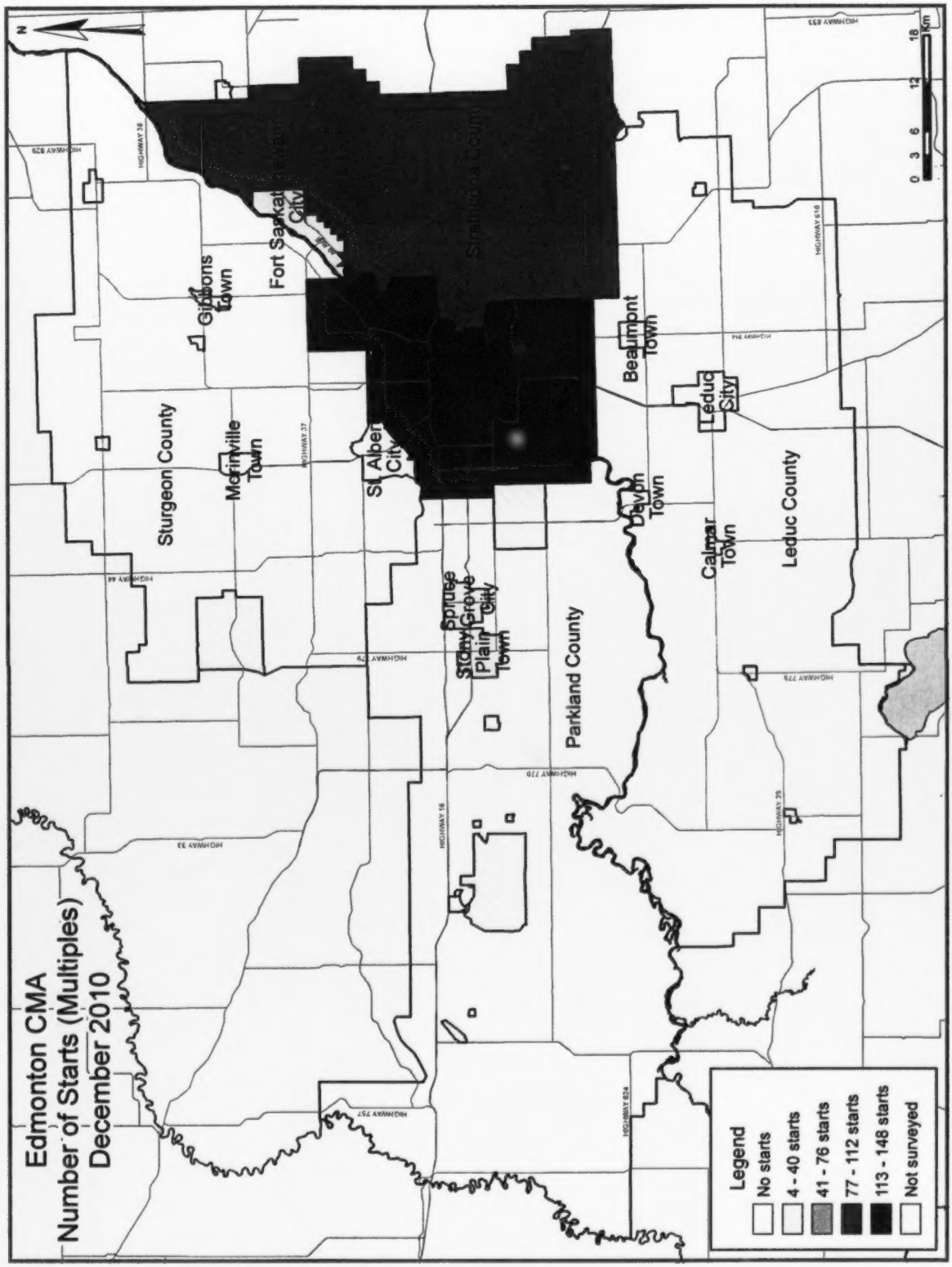
Source: CREA

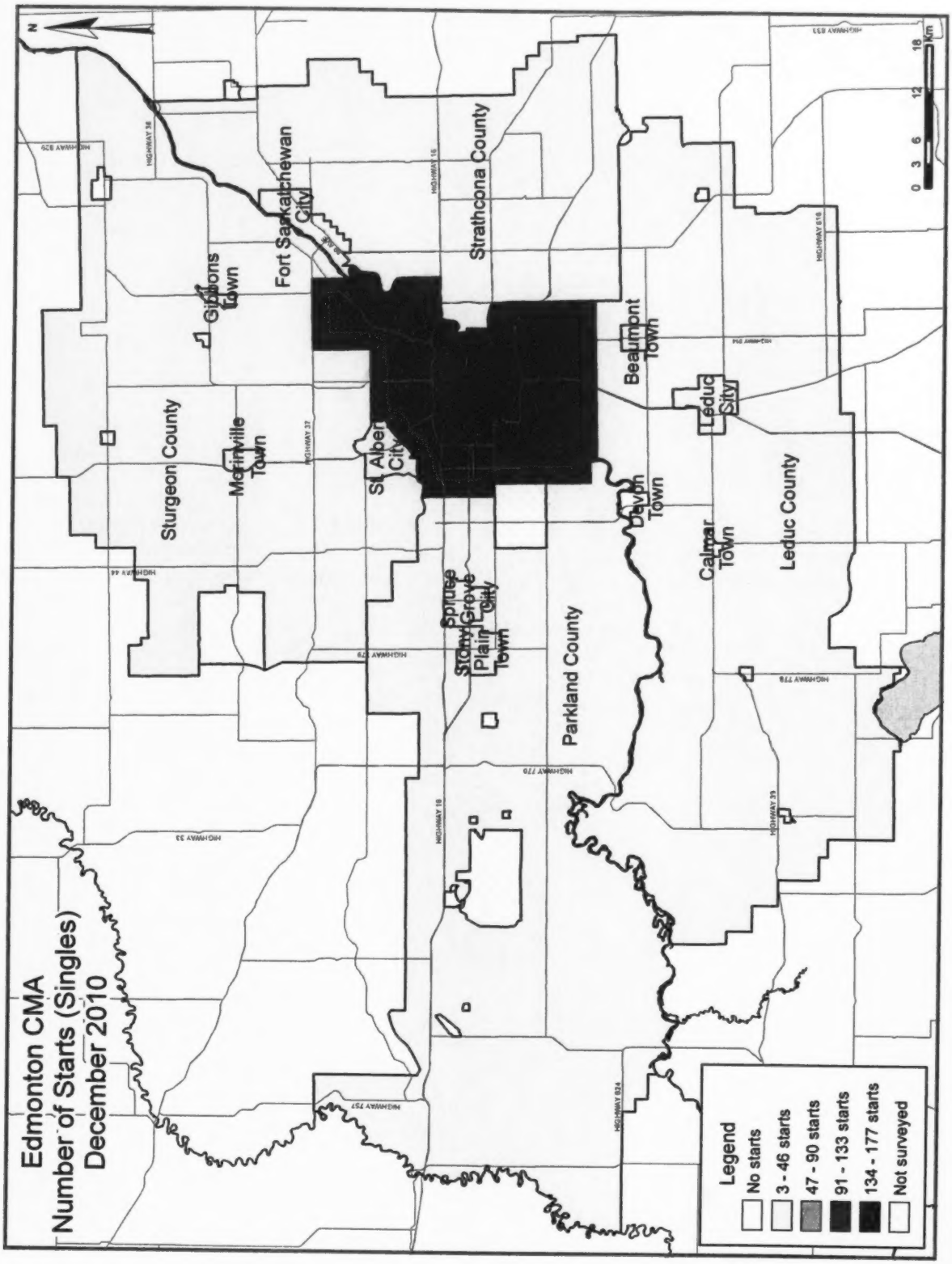
Economy

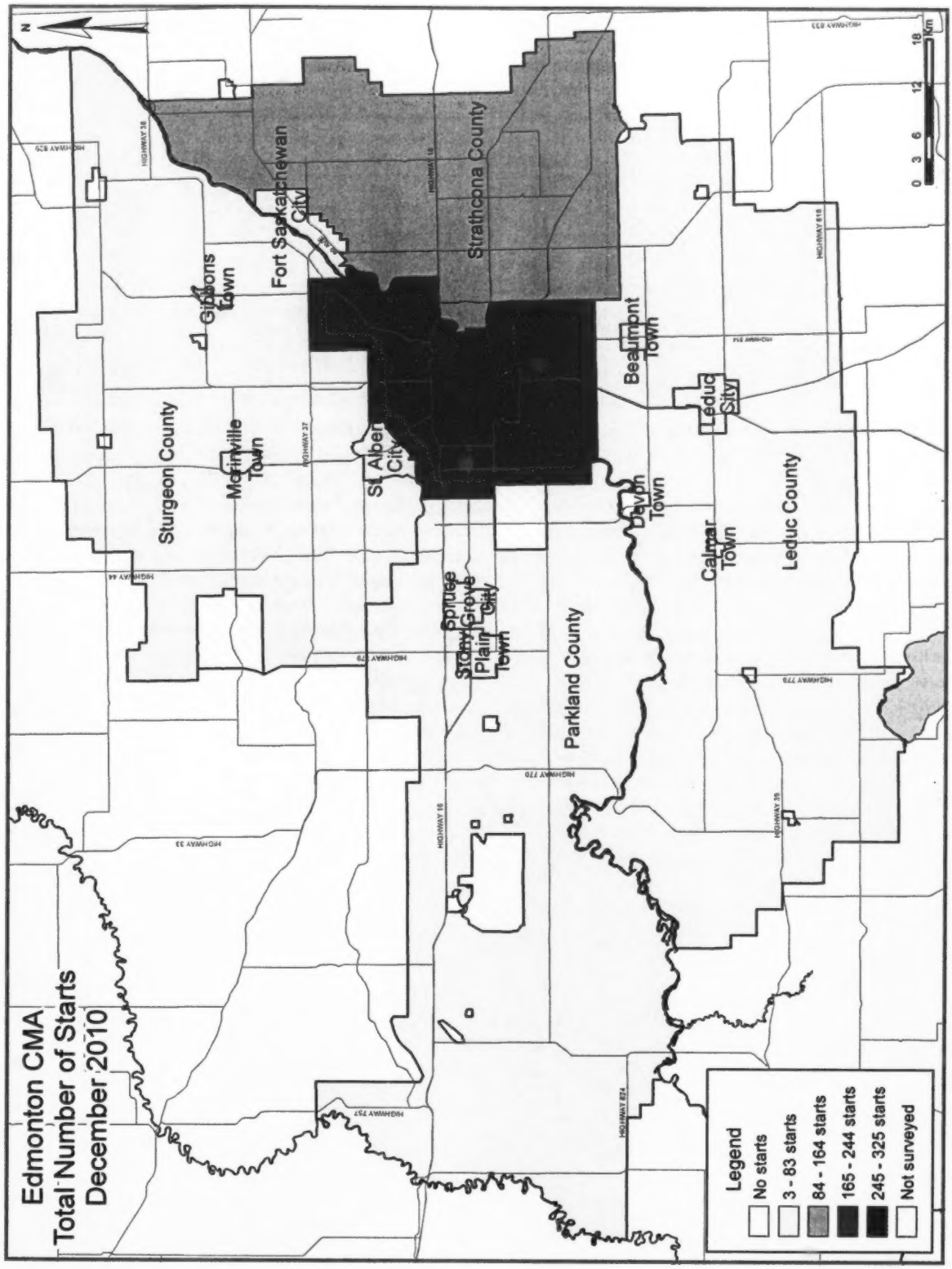
Labour Market Strengthens in 4th Quarter

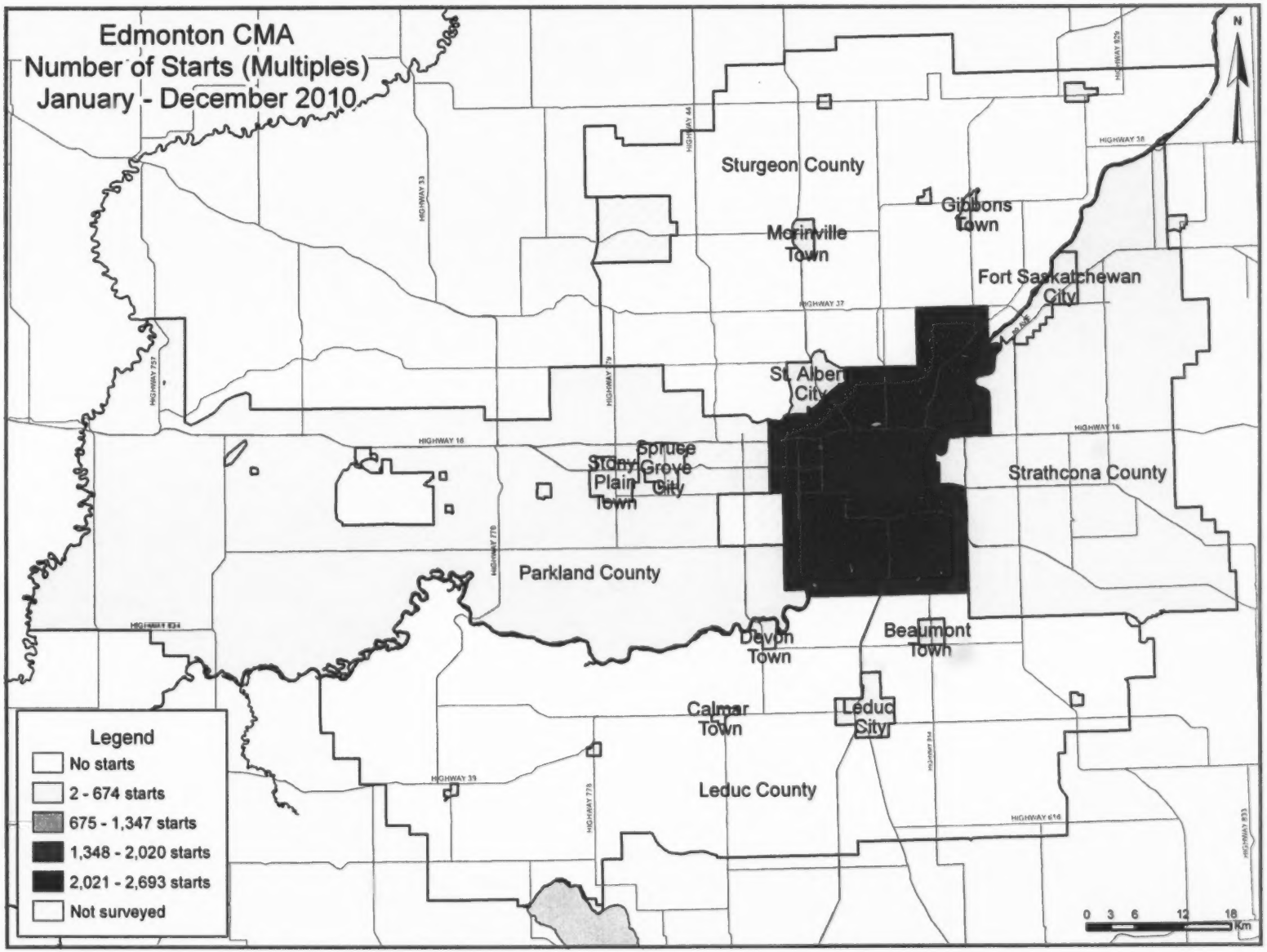
Edmonton's economy continued to strengthen in 2010, with unemployment falling and improved job creation. The unemployment rate at year-end stood at 5.3 per cent, the lowest level since March 2009. Total employment in 2010 edged upward, on average, by 270 jobs. This compares with an average decrease of 3,850 jobs in 2009. Much of the gains in 2010 occurred in the fourth quarter, especially in full-time job creation which had been relatively weak prior to September. Despite the improved employment picture, growth in average weekly earnings reported by the labour force survey has been relatively modest. Earnings growth in 2010 averaged only 0.5 per cent, down from an average gain of 4.2 per cent in the previous year and 6.6 per cent in 2008.

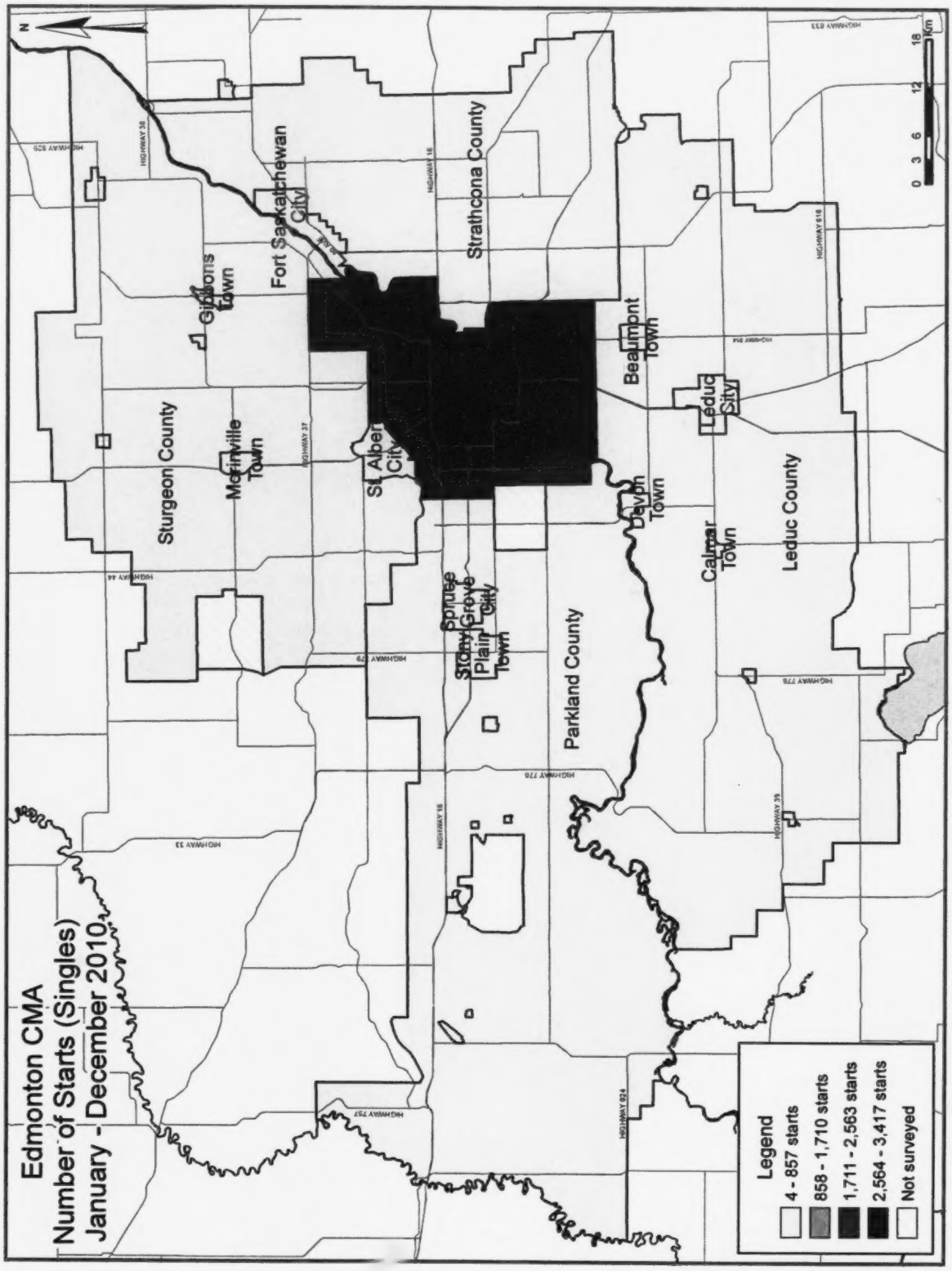
With labour market conditions improving in Alberta during the second half of 2010, interprovincial migration numbers have been slowly recovering. However, relatively strong job markets in provinces such as Saskatchewan have restrained the number of newcomers arriving in Alberta. Statistics Canada estimates for the third quarter of 2010 showed that Alberta experienced a net gain of 1,155 interprovincial migrants during July through September of 2010 compared with a net loss of 2,535 persons in the third quarter of 2009. This represented the third consecutive quarterly gain of interprovincial migrants following two quarters of net losses in the second half of 2009. Stronger levels of international in-migration also helped to bolster total net migration numbers throughout the first nine months of 2010.

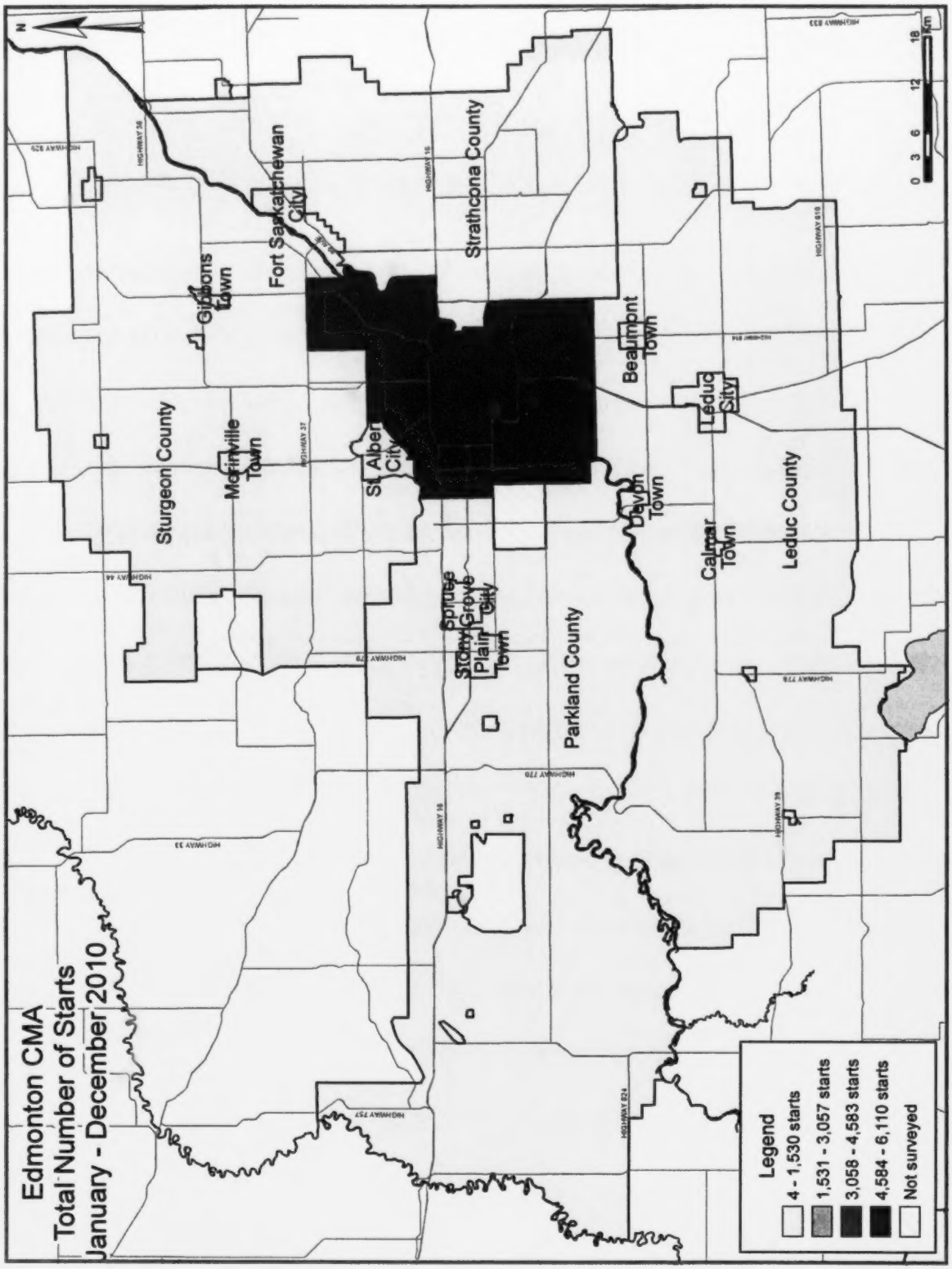

Edmonton CMA
Number of Starts (Multiples)
December 2010
Legend
No starts
4 - 40 starts
41 - 76 starts
77 - 112 starts
113 - 148 starts
Not surveyed
Sturgeon County
Morinville Town
St. Albert City
Fort Saskatchewan City
Gibbons Town
Strathcona County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Parkland County
Spruce Grove City
Stony Plain Town
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
December 2010
Legend
No starts
3 - 46 starts
47 - 90 starts
91 - 133 starts
134 - 177 starts
Not surveyed
Fort Saskatchewan City
Strathcona County
Gibbons Town
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
December 2010
Legend
No starts
3 - 83 starts
84 - 164 starts
165 - 244 starts
245 - 325 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 44
HIGHWAY 779
HIGHWAY 770
HIGHWAY 33
HIGHWAY 757
HIGHWAY 824
HIGHWAY 39
HIGHWAY 814
HIGHWAY 616
HIGHWAY 829
HIGHWAY 833
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - December 2010
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Strathcona County
Stony Plain Town
Spruce Grove City
Parkland County
Devon Town
Beaumont Town
Calmar Town
Leduc City
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 38
HIGHWAY 39
HIGHWAY 60
HIGHWAY 616
HIGHWAY 628
HIGHWAY 633
HIGHWAY 44
HIGHWAY 43
HIGHWAY 779
HIGHWAY 770
HIGHWAY 771
HIGHWAY 773
HIGHWAY 814
N
Legend
No starts
2 - 674 starts
675 - 1,347 starts
1,348 - 2,020 starts
2,021 - 2,693 starts
Not surveyed
0 3 6 12 18
Km


Edmonton CMA
Number of Starts (Singles)
January - December 2010
Legend
4 - 857 starts
858 - 1,710 starts
1,711 - 2,563 starts
2,564 - 3,417 starts
Not surveyed
Fort Saskatchewan City
Gibbons Town
Strathcona County
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
January - December 2010
Legend
4 - 1,530 starts
1,531 - 3,057 starts
3,058 - 4,583 starts
4,584 - 6,110 starts
Not surveyed
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2010	309	42	7	0	55	121	0	24	558
December 2009	448	70	8	0	62	106	0	118	812
% Change	-31.0	-40.0	-12.5	n/a	-11.3	14.2	n/a	-79.7	-31.3
Year-to-date 2010	6,054	1,158	125	8	828	1,463	38	285	9,959
Year-to-date 2009	3,883	924	138	14	608	453	4	293	6,317
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
UNDER CONSTRUCTION									
December 2010	3,656	620	93	12	899	2,875	39	378	8,615
December 2009	3,004	706	82	15	847	2,409	15	471	7,549
% Change	21.7	-12.2	13.4	-20.0	6.1	19.3	160.0	-19.7	14.1
COMPLETIONS									
December 2010	584	104	15	1	117	338	0	0	1,159
December 2009	281	68	10	0	61	347	22	0	789
% Change	107.8	52.9	50.0	n/a	91.8	-2.6	-100.0	n/a	46.9
Year-to-date 2010	5,423	1,254	110	10	849	1,321	16	460	9,443
Year-to-date 2009	3,104	792	100	3	826	3,987	51	360	9,232
% Change	74.7	58.3	10.0	**	2.8	-66.9	-68.6	27.8	2.3
COMPLETED & NOT ABSORBED									
December 2010	528	88	13	1	161	618	1	39	1,449
December 2009	396	64	11	0	235	734	4	71	1,515
% Change	33.3	37.5	18.2	n/a	-31.5	-15.8	-75.0	-45.1	-4.4
ABSORBED									
December 2010	572	108	17	0	104	247	0	0	1,048
December 2009	327	73	8	0	39	250	4	55	756
% Change	74.9	47.9	112.5	n/a	166.7	-1.2	-100.0	-100.0	38.6
Year-to-date 2010	5,291	1,221	107	9	911	1,432	7	326	9,304
Year-to-date 2009	3,687	888	78	8	762	3,357	41	254	9,084
% Change	43.5	37.5	37.2	12.5	19.6	-57.3	-82.9	28.3	2.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
December 2010	177	26	3	0	49	46	0	24	325
December 2009	274	38	4	0	58	106	0	118	598
Beaumont Town									
December 2010	6	0	0	0	0	0	0	0	6
December 2009	15	0	0	0	0	0	0	0	15
Devon Town									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2010	12	6	0	0	0	0	0	0	18
December 2009	17	14	0	0	0	0	0	0	31
Leduc City									
December 2010	6	0	0	0	0	0	0	0	6
December 2009	20	0	0	0	0	0	0	0	20
Leduc County									
December 2010	7	0	0	0	0	0	0	0	7
December 2009	7	0	0	0	0	0	0	0	7
Morinville Town									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	2	0	4	0	0	0	0	0	6
Parkland County									
December 2010	7	0	0	0	0	0	0	0	7
December 2009	7	0	0	0	0	0	0	0	7
Spruce Grove City									
December 2010	19	2	4	0	0	0	0	0	25
December 2009	35	6	0	0	0	0	0	0	41
St. Albert City									
December 2010	17	0	0	0	0	0	0	0	17
December 2009	18	0	0	0	0	0	0	0	18
Stony Plain Town									
December 2010	12	4	0	0	0	0	0	0	16
December 2009	3	2	0	0	0	0	0	0	5
Strathcona County									
December 2010	21	4	0	0	6	75	0	0	106
December 2009	33	10	0	0	4	0	0	0	47
Sturgeon County									
December 2010	18	0	0	0	0	0	0	0	18
December 2009	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
December 2010	4	0	0	0	0	0	0	0	4
December 2009	7	0	0	0	0	0	0	0	7
Edmonton CMA									
December 2010	309	42	7	0	55	121	0	24	558
December 2009	448	70	8	0	62	106	0	118	812

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
December 2010	1,913	406	46	11	672	2,318	23	66	5,498
December 2009	1,667	424	40	9	562	2,136	15	190	5,043
Beaumont Town									
December 2010	203	18	0	0	14	0	0	0	235
December 2009	86	12	0	0	28	0	0	0	126
Devon Town									
December 2010	7	2	0	0	10	0	0	28	47
December 2009	10	8	0	0	15	0	0	0	33
Fort Saskatchewan City									
December 2010	152	40	11	0	13	0	0	223	439
December 2009	112	82	10	0	30	0	0	152	386
Leduc City									
December 2010	212	36	0	0	12	80	0	24	364
December 2009	179	54	4	0	12	0	0	47	296
Leduc County									
December 2010	97	0	0	0	0	0	0	0	97
December 2009	60	2	0	0	0	0	0	0	62
Morinville Town									
December 2010	54	0	11	0	54	0	0	3	122
December 2009	33	2	7	0	46	20	0	0	108
Parkland County									
December 2010	184	2	0	0	0	0	0	0	186
December 2009	123	0	0	0	0	0	0	0	123
Spruce Grove City									
December 2010	146	58	17	0	4	99	0	0	324
December 2009	136	34	17	0	0	0	0	0	187
St. Albert City									
December 2010	112	4	0	0	0	101	0	0	217
December 2009	126	16	0	0	30	101	0	82	355
Stony Plain Town									
December 2010	48	8	4	0	52	141	12	0	265
December 2009	69	4	4	0	74	119	0	0	270
Strathcona County									
December 2010	306	42	4	1	68	136	0	34	591
December 2009	267	64	0	6	50	0	0	0	387
Sturgeon County									
December 2010	157	0	0	0	0	0	0	0	157
December 2009	102	2	0	0	0	0	0	0	104
Remainder of the CMA									
December 2010	65	4	0	0	0	0	4	0	73
December 2009	34	2	0	0	0	33	0	0	69
Edmonton CMA									
December 2010	3,656	620	93	12	899	2,875	39	378	8,615
December 2009	3,004	706	82	15	847	2,409	15	471	7,549

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
December 2010	290	70	15	0	86	208	0	0	669
December 2009	121	42	10	0	44	113	22	0	352
Beaumont Town									
December 2010	36	0	0	0	0	0	0	0	36
December 2009	1	0	0	0	0	0	0	0	1
Devon Town									
December 2010	2	2	0	0	0	0	0	0	4
December 2009	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
December 2010	27	12	0	0	0	0	0	0	39
December 2009	6	4	0	0	0	0	0	0	10
Leduc City									
December 2010	61	2	0	0	0	85	0	0	148
December 2009	28	8	0	0	0	0	0	0	36
Leduc County									
December 2010	7	0	0	0	0	0	0	0	7
December 2009	3	0	0	0	0	0	0	0	3
Morinville Town									
December 2010	16	2	0	0	9	0	0	0	27
December 2009	2	0	0	0	0	0	0	0	2
Parkland County									
December 2010	11	0	0	0	0	0	0	0	11
December 2009	19	0	0	0	0	0	0	0	19
Spruce Grove City									
December 2010	30	10	0	0	0	0	0	0	40
December 2009	26	14	0	0	0	160	0	0	200
St. Albert City									
December 2010	32	0	0	0	0	0	0	0	32
December 2009	12	0	0	0	6	0	0	0	18
Stony Plain Town									
December 2010	10	0	0	0	12	0	0	0	22
December 2009	15	0	0	0	6	0	0	0	21
Strathcona County									
December 2010	42	6	0	1	10	0	0	0	59
December 2009	28	0	0	0	5	74	0	0	107
Sturgeon County									
December 2010	17	0	0	0	0	0	0	0	17
December 2009	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
December 2010	3	0	0	0	0	45	0	0	48
December 2009	5	0	0	0	0	0	0	0	5
Edmonton CMA									
December 2010	584	104	15	1	117	338	0	0	1,159
December 2009	281	68	10	0	61	347	22	0	789

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
December 2010	236	44	9	0	90	424	1	27	831
December 2009	185	34	6	0	147	433	1	35	841
Beaumont Town									
December 2010	12	0	0	0	1	0	0	0	13
December 2009	10	0	0	0	4	0	0	0	14
Devon Town									
December 2010	3	0	0	0	0	0	0	0	3
December 2009	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
December 2010	47	17	0	0	23	52	0	0	139
December 2009	31	13	1	0	23	74	0	0	142
Leduc City									
December 2010	33	3	0	0	10	20	0	0	66
December 2009	32	2	0	0	13	63	0	0	110
Leduc County									
December 2010	2	0	0	0	0	0	0	0	2
December 2009	0	0	0	0	0	0	0	0	0
Morinville Town									
December 2010	18	0	1	0	13	0	0	0	32
December 2009	22	1	1	0	18	10	0	0	52
Parkland County									
December 2010	10	0	0	0	0	0	0	0	10
December 2009	12	0	0	0	0	0	0	0	12
Spruce Grove City									
December 2010	25	10	3	0	0	93	0	0	131
December 2009	15	4	3	0	0	93	0	0	115
St. Albert City									
December 2010	45	1	0	0	3	0	0	0	49
December 2009	27	5	0	0	1	0	0	0	33
Stony Plain Town									
December 2010	20	1	0	0	14	0	0	0	35
December 2009	21	1	0	0	24	43	3	0	92
Strathcona County									
December 2010	77	10	0	1	7	3	0	12	110
December 2009	32	4	0	0	5	18	0	36	95
Sturgeon County									
December 2010	0	0	0	0	0	0	0	0	0
December 2009	2	0	0	0	0	0	0	0	2
Remainder of the CMA									
December 2010	0	2	0	0	0	26	0	0	28
December 2009	5	0	0	0	0	0	0	0	5
Edmonton CMA									
December 2010	528	88	13	1	161	618	1	39	1,449
December 2009	396	64	11	0	235	734	4	71	1,515

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
December 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
December 2010	304	81	15	0	78	137	0	0	615
December 2009	150	45	8	0	20	115	1	55	394
Beaumont Town									
December 2010	29	0	0	0	0	0	0	0	29
December 2009	3	1	0	0	1	0	0	0	5
Devon Town									
December 2010	2	2	0	0	0	0	0	0	4
December 2009	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
December 2010	31	7	1	0	0	4	0	0	43
December 2009	5	3	0	0	6	2	0	0	16
Leduc City									
December 2010	54	2	0	0	1	85	0	0	142
December 2009	29	6	0	0	0	0	0	0	35
Leduc County									
December 2010	8	0	0	0	0	0	0	0	8
December 2009	3	0	0	0	0	0	0	0	3
Morinville Town									
December 2010	16	2	1	0	5	0	0	0	24
December 2009	6	0	0	0	1	3	0	0	10
Parkland County									
December 2010	11	0	0	0	0	0	0	0	11
December 2009	21	0	0	0	0	0	0	0	21
Spruce Grove City									
December 2010	30	8	0	0	0	0	0	0	38
December 2009	26	15	0	0	0	67	0	0	108
St. Albert City									
December 2010	24	1	0	0	1	0	0	0	26
December 2009	17	2	0	0	5	0	0	0	24
Stony Plain Town									
December 2010	8	0	0	0	11	2	0	0	21
December 2009	18	1	0	0	1	0	3	0	23
Strathcona County									
December 2010	35	5	0	0	8	0	0	0	48
December 2009	26	0	0	0	5	63	0	0	94
Sturgeon County									
December 2010	17	0	0	0	0	0	0	0	17
December 2009	14	0	0	0	0	0	0	0	14
Remainder of the CMA									
December 2010	3	0	0	0	0	19	0	0	22
December 2009	8	0	0	0	0	0	0	0	8
Edmonton CMA									
December 2010	572	108	17	0	104	247	0	0	1,048
December 2009	327	73	8	0	39	250	4	55	756

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Edmonton CMA
2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488
% Change	3.5	33.9	-89.7	2.6	-14.9	-22.9	-10.2	-28.7	-7.2
2003	6,353	490	78	38	1,023	3,120	118	1,160	12,380
% Change	-7.1	40.8	**	72.7	-5.8	48.9	-25.3	-42.9	-1.6
2002	6,838	348	3	22	1,086	2,096	158	2,030	12,581
% Change	38.4	89.1	-85.0	22.2	125.3	95.9	**	80.3	60.2
2001	4,939	184	20	18	482	1,070	12	1,126	7,855

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Edmonton City	177	274	26	76	52	24	70	224	325	598	-45.7
Beaumont Town	6	15	0	0	0	0	0	0	6	15	-60.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	12	17	6	14	0	0	0	0	18	31	-41.9
Gibbons Town	3	2	0	0	0	0	0	0	3	2	50.0
Leduc City	6	20	0	0	0	0	0	0	6	20	-70.0
Leduc County	7	7	0	0	0	0	0	0	7	7	0.0
Morinville Town	3	2	0	0	0	4	0	0	3	6	-50.0
Parkland County	7	7	0	0	0	0	0	0	7	7	0.0
Spruce Grove City	19	35	2	6	4	0	0	0	25	41	-39.0
St. Albert City	17	18	0	0	0	0	0	0	17	18	-5.6
Stony Plain Town	12	3	4	2	0	0	0	0	16	5	**
Strathcona County	21	33	6	14	4	0	75	0	106	47	125.5
Sturgeon County	18	10	0	0	0	0	0	0	18	10	80.0
Remainder of the CMA	1	5	0	0	0	0	0	0	1	5	-80.0
Edmonton CMA	309	448	44	112	60	28	145	224	558	812	-31.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	3,417	2,206	922	684	686	437	1,085	584	6,110	3,911	56.2
Beaumont Town	230	86	32	24	0	6	0	0	262	116	125.9
Calmar Town	4	0	0	0	0	0	0	0	4	0	n/a
Devon Town	10	9	4	8	5	0	28	0	47	17	176.5
Fort Saskatchewan City	271	160	84	116	11	13	71	0	437	289	51.2
Gibbons Town	24	13	2	0	0	0	7	33	33	46	-28.3
Leduc City	275	209	34	48	8	18	285	47	602	322	87.0
Leduc County	118	63	0	2	0	0	0	0	118	65	81.5
Morinville Town	115	51	0	2	17	11	3	0	135	64	110.9
Parkland County	233	141	2	0	0	0	0	0	235	141	66.7
Spruce Grove City	293	180	120	46	16	8	99	0	528	234	125.6
St. Albert City	193	168	4	20	0	30	0	82	197	300	-34.3
Stony Plain Town	116	93	16	4	12	48	22	0	166	145	14.5
Strathcona County	511	373	98	114	70	31	136	0	815	518	57.3
Sturgeon County	197	120	0	2	0	0	0	0	197	122	61.5
Remainder of the CMA	55	25	2	2	4	0	12	0	73	27	170.4
Edmonton CMA	6,062	3,897	1,320	1,072	829	602	1,748	746	9,959	6,317	57.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Edmonton City	52	24	0	0	46	106	24	118
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	75	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	60	28	0	0	121	106	24	118

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	664	437	22	0	1,022	420	63	164
Beaumont Town	0	6	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	5	0	0	0	0	0	28	0
Fort Saskatchewan City	11	13	0	0	0	0	71	0
Gibbons Town	0	0	0	0	7	33	0	0
Leduc City	8	18	0	0	165	0	120	47
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	17	11	0	0	0	0	3	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	16	8	0	0	99	0	0	0
St. Albert City	0	30	0	0	0	0	0	82
Stony Plain Town	0	48	12	0	22	0	0	0
Strathcona County	70	31	0	0	136	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	4	0	12	0	0	0
Edmonton CMA	791	602	38	0	1,463	453	285	293

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Edmonton City	206	316	95	164	24	118	325	598
Beaumont Town	6	15	0	0	0	0	6	15
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	18	31	0	0	0	0	18	31
Gibbons Town	3	2	0	0	0	0	3	2
Leduc City	6	20	0	0	0	0	6	20
Leduc County	7	7	0	0	0	0	7	7
Morinville Town	3	6	0	0	0	0	3	6
Parkland County	7	7	0	0	0	0	7	7
Spruce Grove City	25	41	0	0	0	0	25	41
St. Albert City	17	18	0	0	0	0	17	18
Stony Plain Town	16	5	0	0	0	0	16	5
Strathcona County	25	43	81	4	0	0	106	47
Sturgeon County	18	10	0	0	0	0	18	10
Remainder of the CMA	1	5	0	0	0	0	1	5
Edmonton CMA	358	526	176	168	24	118	558	812

Table 2.5: Starts by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	4,282	2,865	1,743	878	85	168	6,110	3,911
Beaumont Town	253	102	9	14	0	0	262	116
Calmar Town	4	0	0	0	0	0	4	0
Devon Town	14	17	5	0	28	0	47	17
Fort Saskatchewan City	366	289	0	0	71	0	437	289
Gibbons Town	26	13	7	33	0	0	33	46
Leduc City	307	261	175	14	120	47	602	322
Leduc County	118	65	0	0	0	0	118	65
Morinville Town	129	64	3	0	3	0	135	64
Parkland County	235	141	0	0	0	0	235	141
Spruce Grove City	421	234	107	0	0	0	528	234
St. Albert City	197	188	0	30	0	82	197	300
Stony Plain Town	132	101	22	44	12	0	166	145
Strathcona County	599	456	216	62	0	0	815	518
Sturgeon County	197	122	0	0	0	0	197	122
Remainder of the CMA	57	27	12	0	4	0	73	27
Edmonton CMA	7,337	4,945	2,299	1,075	323	297	9,959	6,317

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	% Change
Edmonton City	290	121	76	48	95	70	208	113	669	352	90.1
Beaumont Town	36	1	0	0	0	0	0	0	36	1	**
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	2	0	2	0	0	0	0	0	4	0	n/a
Fort Saskatchewan City	27	6	12	4	0	0	0	0	39	10	**
Gibbons Town	3	1	0	0	0	0	33	0	36	1	**
Leduc City	61	28	2	8	0	0	85	0	148	36	**
Leduc County	7	3	0	0	0	0	0	0	7	3	133.3
Morinville Town	16	2	2	0	9	0	0	0	27	2	**
Parkland County	11	19	0	0	0	0	0	0	11	19	-42.1
Spruce Grove City	30	26	10	14	0	0	0	160	40	200	-80.0
St. Albert City	32	12	0	0	0	6	0	0	32	18	77.8
Stony Plain Town	10	15	0	6	12	0	0	0	22	21	4.8
Strathcona County	43	28	6	2	10	3	0	74	59	107	-44.9
Sturgeon County	17	15	0	0	0	0	0	0	17	15	13.3
Remainder of the CMA	0	4	0	0	0	0	12	0	12	4	200.0
Edmonton CMA	585	281	110	82	126	79	338	347	1,159	789	46.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Edmonton City	3,174	1,495	922	692	593	481	1,426	3,232	6,115	5,900	3.6
Beaumont Town	113	60	18	22	6	8	0	63	137	153	-10.5
Calmar Town	0	1	0	4	0	0	0	0	0	5	-100.0
Devon Town	14	7	10	0	10	15	0	0	34	22	54.5
Fort Saskatchewan City	232	113	126	90	27	10	0	60	385	273	41.0
Gibbons Town	17	20	0	2	0	0	33	0	50	22	127.3
Leduc City	255	186	66	52	62	69	228	205	611	512	19.3
Leduc County	80	71	2	0	0	0	0	0	82	71	15.5
Morinville Town	94	63	4	6	23	14	0	85	121	168	-28.0
Parkland County	171	222	0	0	0	3	0	0	171	225	-24.0
Spruce Grove City	283	181	96	84	12	8	0	283	391	556	-29.7
St. Albert City	210	101	22	18	24	17	82	50	338	186	81.7
Stony Plain Town	137	89	18	24	16	47	0	47	171	207	-17.4
Strathcona County	477	297	130	66	38	37	0	310	645	710	-9.2
Sturgeon County	142	170	2	0	0	0	0	0	144	170	-15.3
Remainder of the CMA	34	31	2	0	0	0	12	21	48	52	-7.7
Edmonton CMA	5,433	3,107	1,418	1,060	811	709	1,781	4,356	9,443	9,232	2.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Edmonton City	95	48	0	22	208	113	0	0
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	33	0	0	0
Leduc City	0	0	0	0	85	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	9	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	160	0	0
St. Albert City	0	6	0	0	0	0	0	0
Stony Plain Town	12	0	0	0	0	0	0	0
Strathcona County	10	3	0	0	0	74	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	12	0	0	0
Edmonton CMA	126	57	0	22	338	347	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	581	451	12	30	1,191	3,039	235	184
Beaumont Town	6	8	0	0	0	0	0	63
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	10	15	0	0	0	0	0	0
Fort Saskatchewan City	27	10	0	0	0	60	0	0
Gibbons Town	0	0	0	0	33	0	0	0
Leduc City	58	69	4	0	85	205	143	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	23	14	0	0	0	85	0	0
Parkland County	0	3	0	0	0	0	0	0
Spruce Grove City	12	8	0	0	0	283	0	0
St. Albert City	24	17	0	0	0	0	82	50
Stony Plain Town	16	40	0	7	0	47	0	0
Strathcona County	38	37	0	0	0	247	0	63
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	12	21	0	0
Edmonton CMA	795	672	16	37	1,321	3,987	460	360

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009	Dec 2010	Dec 2009
Edmonton City	375	173	294	157	0	22	669	352
Beaumont Town	36	1	0	0	0	0	36	1
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	4	0	0	0	0	0	4	0
Fort Saskatchewan City	39	10	0	0	0	0	39	10
Gibbons Town	3	1	33	0	0	0	36	1
Leduc City	63	36	85	0	0	0	148	36
Leduc County	7	3	0	0	0	0	7	3
Morinville Town	18	2	9	0	0	0	27	2
Parkland County	11	19	0	0	0	0	11	19
Spruce Grove City	40	40	0	160	0	0	40	200
St. Albert City	32	12	0	6	0	0	32	18
Stony Plain Town	10	15	12	6	0	0	22	21
Strathcona County	48	28	11	79	0	0	59	107
Sturgeon County	17	15	0	0	0	0	17	15
Remainder of the CMA	0	4	12	0	0	0	12	4
Edmonton CMA	703	359	456	408	0	22	1,159	789

Table 3.5: Completions by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Edmonton City	4,063	2,043	1,805	3,620	247	228	6,115	5,900
Beaumont Town	129	78	8	12	0	63	137	153
Calmar Town	0	5	0	0	0	0	0	5
Devon Town	24	7	10	15	0	0	34	22
Fort Saskatchewan City	368	207	17	66	0	0	385	273
Gibbons Town	17	22	33	0	0	0	50	22
Leduc City	305	230	159	282	147	0	611	512
Leduc County	82	71	0	0	0	0	82	71
Morinville Town	108	73	13	95	0	0	121	168
Parkland County	171	225	0	0	0	0	171	225
Spruce Grove City	387	273	4	283	0	0	391	556
St. Albert City	226	117	30	19	82	50	338	186
Stony Plain Town	149	93	22	107	0	7	171	207
Strathcona County	578	351	67	296	0	63	645	710
Sturgeon County	144	170	0	0	0	0	144	170
Remainder of the CMA	36	31	12	21	0	0	48	52
Edmonton CMA	6,787	3,996	2,180	4,816	476	411	9,443	9,232

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
December 2010	33	11.3	98	33.4	76	25.9	48	16.4	38	13.0	293	463,100	566,326
December 2009	31	20.7	70	46.7	22	14.7	8	5.3	19	12.7	150	407,350	475,122
Year-to-date 2010	465	15.3	1,261	41.6	667	22.0	290	9.6	351	11.6	3,034	432,900	497,836
Year-to-date 2009	189	11.2	551	32.5	398	23.5	179	10.6	376	22.2	1,693	473,900	568,527
Beaumont Town													
December 2010	4	13.8	14	48.3	7	24.1	2	6.9	2	6.9	29	423,618	451,897
December 2009	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2010	25	22.5	45	40.5	29	26.1	8	7.2	4	3.6	111	409,000	429,628
Year-to-date 2009	6	6.0	34	34.0	41	41.0	16	16.0	3	3.0	100	472,450	475,897
Calmar Town													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Devon Town													
December 2010	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	--	--
December 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	1	7.7	6	46.2	3	23.1	3	23.1	0	0.0	13	447,900	445,298
Year-to-date 2009	0	0.0	1	8.3	6	50.0	3	25.0	2	16.7	12	549,900	561,208
Fort Saskatchewan City													
December 2010	1	3.2	21	67.7	5	16.1	2	6.5	2	6.5	31	423,100	453,184
December 2009	3	60.0	1	20.0	0	0.0	0	0.0	1	20.0	5	--	--
Year-to-date 2010	36	16.7	127	59.1	30	14.0	11	5.1	11	5.1	215	395,000	423,355
Year-to-date 2009	33	20.6	83	51.9	25	15.6	6	3.8	13	8.1	160	389,000	425,087
Gibbons Town													
December 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
December 2009	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	11	64.7	6	35.3	0	0.0	0	0.0	0	0.0	17	345,000	334,582
Year-to-date 2009	14	58.3	8	33.3	2	8.3	0	0.0	0	0.0	24	340,000	342,167
Leduc City													
December 2010	30	55.6	17	31.5	6	11.1	1	1.9	0	0.0	54	341,538	356,945
December 2009	9	31.0	19	65.5	1	3.4	0	0.0	0	0.0	29	367,954	365,012
Year-to-date 2010	121	47.6	89	35.0	27	10.6	14	5.5	3	1.2	254	355,950	373,017
Year-to-date 2009	36	14.6	101	41.1	74	30.1	29	11.8	6	2.4	246	432,950	447,547
Leduc County													
December 2010	1	12.5	3	37.5	3	37.5	1	12.5	0	0.0	8	--	--
December 2009	0	0.0	1	33.3	2	66.7	0	0.0	0	0.0	3	--	--
Year-to-date 2010	16	20.5	22	28.2	23	29.5	10	12.8	7	9.0	78	460,450	456,611
Year-to-date 2009	6	8.6	8	11.4	6	8.6	14	20.0	36	51.4	70	650,000	653,954
Morinville Town													
December 2010	5	35.7	7	50.0	2	14.3	0	0.0	0	0.0	14	370,700	381,643
December 2009	3	50.0	1	16.7	0	0.0	2	33.3	0	0.0	6	--	--
Year-to-date 2010	32	34.4	51	54.8	10	10.8	0	0.0	0	0.0	93	365,000	370,976
Year-to-date 2009	25	24.5	58	56.9	10	9.8	7	6.9	2	2.0	102	388,900	414,787

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
December 2010	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	--	--
December 2009	2	12.5	0	0.0	4	25.0	2	12.5	8	50.0	16	645,000	704,022
Year-to-date 2010	23	23.2	14	14.1	13	13.1	9	9.1	40	40.4	99	525,000	600,891
Year-to-date 2009	67	34.2	33	16.8	18	9.2	13	6.6	65	33.2	196	436,750	534,598
Spruce Grove City													
December 2010	3	10.0	16	53.3	7	23.3	3	10.0	1	3.3	30	403,517	428,404
December 2009	4	15.4	16	61.5	3	11.5	3	11.5	0	0.0	26	393,660	407,527
Year-to-date 2010	62	23.3	145	54.5	39	14.7	15	5.6	5	1.9	266	380,314	401,482
Year-to-date 2009	61	28.0	107	49.1	37	17.0	9	4.1	4	1.8	218	384,363	397,553
St. Albert City													
December 2010	0	0.0	5	25.0	4	20.0	4	20.0	7	35.0	20	576,200	660,765
December 2009	0	0.0	5	29.4	4	23.5	3	17.6	5	29.4	17	535,100	589,253
Year-to-date 2010	1	0.5	48	26.4	55	30.2	42	23.1	36	19.8	182	518,600	578,151
Year-to-date 2009	1	0.7	31	22.6	32	23.4	27	19.7	46	33.6	137	565,500	615,536
Stony Plain Town													
December 2010	2	28.6	4	57.1	1	14.3	0	0.0	0	0.0	7	--	--
December 2009	5	27.8	13	72.2	0	0.0	0	0.0	0	0.0	18	369,450	353,272
Year-to-date 2010	57	42.9	56	42.1	14	10.5	2	1.5	4	3.0	133	369,643	374,321
Year-to-date 2009	42	39.6	54	50.9	8	7.5	2	1.9	0	0.0	106	360,628	356,681
Strathcona County													
December 2010	0	0.0	9	26.5	11	32.4	5	14.7	9	26.5	34	519,000	737,882
December 2009	1	4.0	13	52.0	5	20.0	1	4.0	5	20.0	25	448,000	597,771
Year-to-date 2010	3	0.7	139	32.9	146	34.6	54	12.8	80	19.0	422	484,000	601,874
Year-to-date 2009	7	1.9	78	21.3	119	32.5	40	10.9	122	33.3	366	529,500	708,220
Sturgeon County													
December 2010	5	29.4	0	0.0	1	5.9	3	17.6	8	47.1	17	600,000	531,471
December 2009	2	14.3	1	7.1	2	14.3	3	21.4	6	42.9	14	615,000	739,286
Year-to-date 2010	31	21.5	11	7.6	21	14.6	31	21.5	50	34.7	144	585,000	574,861
Year-to-date 2009	35	20.7	33	19.5	29	17.2	20	11.8	52	30.8	169	490,000	580,411
Remainder of the CMA													
December 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
December 2009	3	50.0	2	33.3	1	16.7	0	0.0	0	0.0	6	--	--
Year-to-date 2010	16	53.3	6	20.0	2	6.7	2	6.7	4	13.3	30	334,900	389,789
Year-to-date 2009	20	62.5	9	28.1	2	6.3	0	0.0	1	3.1	32	319,900	334,066
Edmonton CMA													
December 2010	87	15.9	194	35.5	125	22.9	72	13.2	69	12.6	547	445,900	528,914
December 2009	64	20.0	144	45.0	46	14.4	22	6.9	44	13.8	320	408,300	486,015
Year-to-date 2010	900	17.7	2,026	39.8	1,079	21.2	491	9.6	595	11.7	5,091	429,900	490,128
Year-to-date 2009	543	15.0	1,189	32.7	807	22.2	365	10.0	728	20.0	3,632	460,000	543,243

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2010						
Submarket	Dec 2010	Dec 2009	% Change	YTD 2010	YTD 2009	% Change
Edmonton City	566,326	475,122	19.2	497,836	568,527	-12.4
Beaumont Town	451,897	--	n/a	429,628	475,897	-9.7
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	445,298	561,208	-20.7
Fort Saskatchewan City	453,184	--	n/a	423,355	425,087	-0.4
Gibbons Town	--	--	n/a	334,582	342,167	-2.2
Leduc City	356,945	365,012	-2.2	373,017	447,547	-16.7
Leduc County	--	--	n/a	456,611	653,954	-30.2
Morinville Town	381,643	--	n/a	370,976	414,787	-10.6
Parkland County	--	704,022	n/a	600,891	534,598	12.4
Spruce Grove City	428,404	407,527	5.1	401,482	397,553	1.0
St. Albert City	660,765	589,253	12.1	578,151	615,536	-6.1
Stony Plain Town	--	353,272	n/a	374,321	356,681	4.9
Strathcona County	737,882	597,771	23.4	601,874	708,220	-15.0
Sturgeon County	531,471	739,286	-28.1	574,861	580,411	-1.0
Remainder of the CMA	--	--	n/a	389,789	334,066	16.7
Edmonton CMA	528,914	486,015	8.8	490,128	543,243	-9.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
December 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	730	-40.5	1,147	2,429	2,819	40.7	317,049	-4.5	322,683
	February	1,075	-16.5	1,254	2,664	2,927	42.8	308,970	-8.7	316,047
	March	1,380	-11.4	1,263	2,881	2,335	54.1	309,032	-10.1	303,860
	April	1,843	1.1	1,468	2,999	2,372	61.9	312,127	-7.4	312,068
	May	2,161	18.7	1,702	3,180	2,585	65.8	326,332	-4.2	316,908
	June	2,551	37.7	1,876	3,136	2,450	76.6	328,285	-3.8	321,452
	July	2,278	27.7	2,017	3,052	2,609	77.3	324,744	-3.1	316,663
	August	1,673	8.6	1,719	2,629	2,632	65.3	318,321	-3.3	318,111
	September	1,704	-1.4	1,745	2,559	2,482	70.3	327,235	0.7	326,307
	October	1,535	22.9	1,768	2,192	2,323	76.1	318,969	0.4	326,997
	November	1,261	41.5	1,613	1,894	2,646	61.0	318,482	0.0	329,161
	December	948	55.9	1,566	1,081	2,516	62.2	319,201	2.6	330,107
2010	January	884	21.1	1,456	2,199	2,677	54.4	314,783	-0.7	319,073
	February	1,298	20.7	1,498	2,505	2,771	54.1	316,927	2.6	326,312
	March	1,691	22.5	1,429	3,728	2,932	48.7	342,933	11.0	335,682
	April	1,846	0.2	1,466	3,884	3,038	48.3	339,172	8.7	343,609
	May	1,825	-15.5	1,369	3,670	3,016	45.4	340,723	4.4	333,570
	June	1,658	-35.0	1,196	3,473	2,864	41.8	335,271	2.1	328,679
	July	1,389	-39.0	1,246	2,955	2,707	46.0	329,731	1.5	324,972
	August	1,305	-22.0	1,234	2,730	2,652	46.5	326,550	2.6	329,684
	September	1,282	-24.8	1,307	2,695	2,746	47.6	325,060	-0.7	327,712
	October	1,154	-24.8	1,365	2,291	2,609	52.3	317,096	-0.6	324,703
	November	1,223	-3.0	1,418	1,877	2,521	56.2	318,538	0.0	329,911
	December	848	-10.5	1,418	1,124	2,598	54.6	310,885	-2.6	321,361
	Q4 2009	3,744	36.2		5,167			318,864	0.7	
	Q4 2010	3,225	-13.9		5,292			316,010	-0.9	
	YTD 2009	19,139	10.2		30,696			320,378	-3.7	
	YTD 2010	16,403	-14.3		33,131			328,803	2.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
December 2010

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	222.3	120.2	626	4.1	73.1	910
	February	627	5.00	5.79	215.7	121.5	623	4.5	73.0	902
	March	613	4.50	5.55	213.1	120.9	622	4.8	72.9	898
	April	596	3.90	5.25	211.2	120.5	622	5.2	73.1	899
	May	596	3.90	5.25	209.2	121.6	621	6.0	73.4	902
	June	631	3.75	5.85	207.5	122.2	620	6.7	73.7	912
	July	631	3.75	5.85	208.3	121.8	617	7.2	73.6	916
	August	631	3.75	5.85	207.6	122.1	616	7.5	73.5	927
	September	610	3.70	5.49	207.4	121.7	614	7.6	73.2	933
	October	630	3.80	5.84	206.8	121.8	610	7.8	72.7	948
	November	616	3.60	5.59	207.0	122	610	7.7	72.5	946
	December	610	3.60	5.49	207.3	122.0	615	7.6	72.8	937
2010	January	610	3.60	5.49	207.9	122.4	622	6.9	73.1	921
	February	604	3.60	5.39	208.6	122.9	617	6.8	72.2	905
	March	631	3.60	5.85	208.0	122.3	608	7.3	71.5	896
	April	655	3.80	6.25	209.0	122.6	609	7.6	71.7	897
	May	639	3.70	5.99	209.0	122.8	616	7.4	72.3	906
	June	633	3.60	5.89	208.7	122.7	621	7.1	72.6	917
	July	627	3.50	5.79	208.7	123.5	617	6.9	71.8	925
	August	604	3.30	5.39	208.7	122.9	616	7.0	71.6	943
	September	604	3.30	5.39	208.8	122.8	616	6.8	71.2	949
	October	598	3.20	5.29	208.8	123.3	619	6.4	71.2	950
	November	607	3.35	5.44	209.1	123.0	623	6.0	71.2	938
	December	592	3.35	5.19		123.1	629	5.8	71.7	934

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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